

Rolfe East



Little Ealing Lane, Ealing, W5 4EH

£799,950

- Chain free sale
- Three bedrooms
- Two reception rooms
- Close to Northfields Ave shops and restaurants
- Freehold house
- Two bathrooms
- South facing garden
- Close to tube (Piccadilly Line)

Little Ealing Lane, Ealing, W5

A chance to purchase this three bedroom/two bathroom family home with parking, superbly located for schools and public transport - brought to the market without any onward chain.

Boasting lots of potential, this family home already has spacious accommodation and could also be extended on the ground floor or into the loft (subject to gaining the required permissions). Accommodation currently comprises two reception rooms, spacious kitchen, two bathrooms (one on the ground floor and one on the first floor) and three well proportioned bedrooms. Outside, the front garden is paved, whilst to the rear, there is a private south facing garden

The property is superbly located in this sought after part of Northfields, and is adjacent to the highly regarded Little Ealing Primary and Mount Carmel Primary schools, whilst Ealing Fields High school is moments down the road. Northfields Underground station is just a quarter of a mile away, giving fast Piccadilly line access into Central London and out to Heathrow Airport and the lovely boutique shops, cafes and coffee shops on Northfield Avenue are also within easy reach. The lovely parks of Blondin and Lammas are nearby and Ealing Broadway town centre is a pleasant walk or short bus hop away.

To book your viewing, please call Rolfe East on 020 8579 1111.

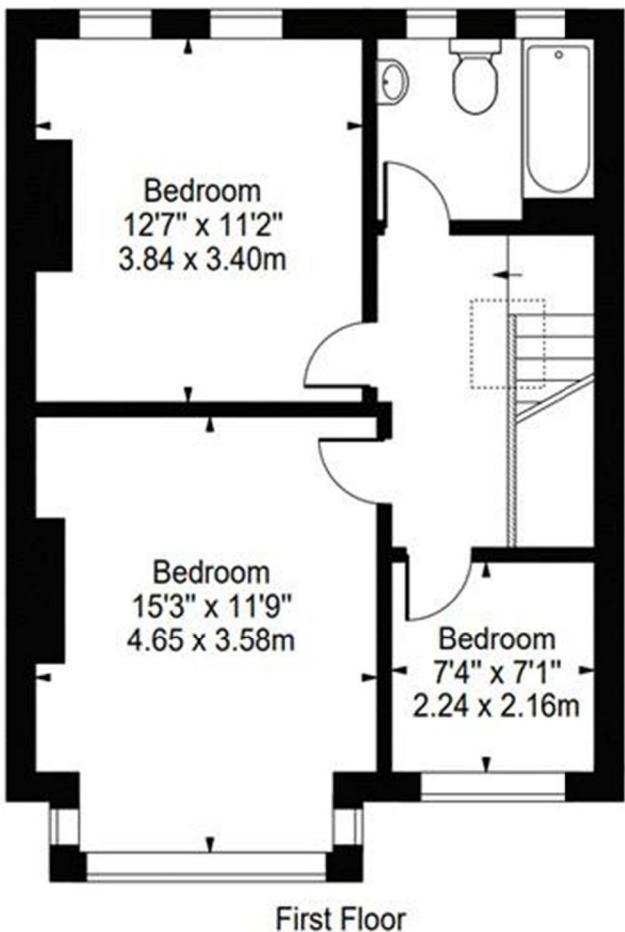
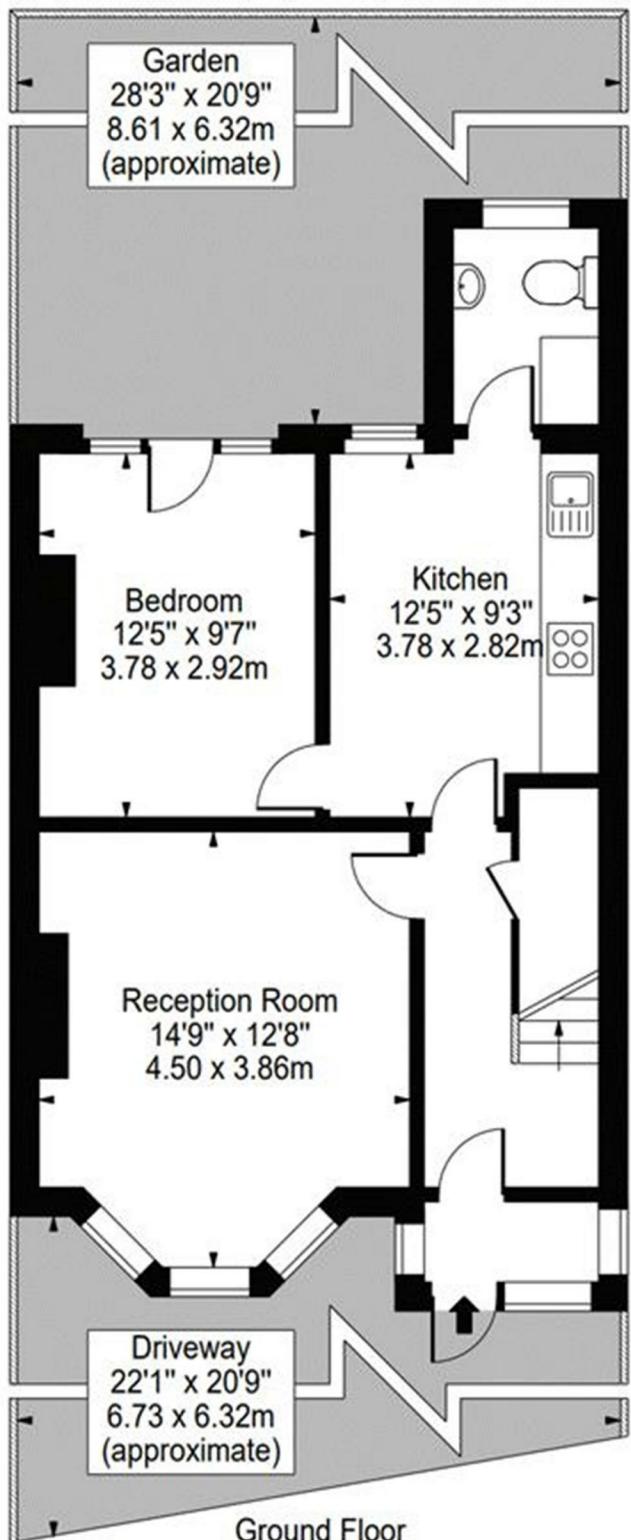


Council Tax Band: E



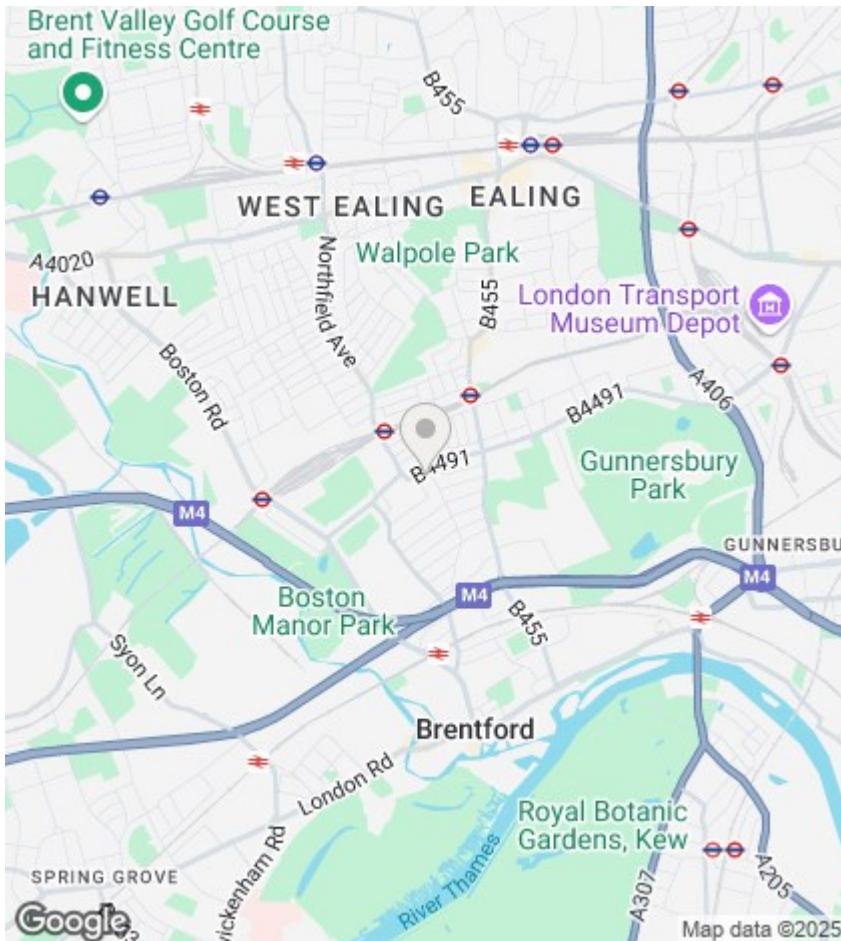
Little Ealing Lane, W5

Approx. Gross Internal Area 1071 Sq Ft - 99.50 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Directions

Viewings

Viewings by arrangement only. Call 020 8579 1111 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	